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Date: 21/07/2026
Our Ref: 2025/93061

Dear Sir/Madam

Application for Approval of Details Reserved by Condition

**Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

Discharge of details reserved by conditions 14 (phasing plan), 15 (CEMP: Biodiversity), 20 (phase 2 site investigation), 21 (remediation strategy), 22 (remediation implementation), 23 (validation report), 24 (drainage infrastructure in highway), 25 (retaining walls) and 26 (coal legacy) of previous permission 2025/90105 for variation of conditions 6 (PROW), 9 (boundary treatment), 38 (bin collection), 40 (car parking) and 41 (access) of previous outline permission 2022/91735 (with access and layout) for erection of 80 dwellings and associated work

Land off Hermitage Park, Lepton, Huddersfield, HD8 0JU

Application Number: 2025/93061

I write with reference to your application to discharge the conditions for the above development as submitted on 31/10/2025.

Summary

Details are hereby approved pursuant to condition 21. No approval can be issued at this stage pursuant to conditions 22 and 23.

Condition 21 (remediation strategy) – You have submitted a Ground Gas Strategy and Verification Plan (Sirius, C10281A/JF/11185, 31/03/2026) pursuant to condition 21. Details set out in that document are considered acceptable for the purpose of condition 21, and are hereby approved.

Condition 22 (remediation implementation) – Condition 22 requires the implementation of the remediation strategy approved pursuant to condition 21 (see above). No approval pursuant to condition 22 can be issued at this stage, and the condition's requirements remain outstanding. Condition 22 will be fully discharged upon:

- The remediation of the site being carried out and completed in accordance with the Ground Gas Strategy and Verification Plan (Sirius, C10281A/JF/11185, 31/03/2026); and
- [If applicable, in the event that remediation is unable to proceed in accordance with the approved Ground Gas Strategy and Verification Plan (Sirius, C10281A/JF/11185, 31/03/2026) or contamination not previously considered is identified or encountered on site] groundworks in the affected area (except for site investigation works) ceasing, the Local Planning Authority being notified in writing within two working days, a revised remediation strategy being submitted to and approved in writing by the Local Planning Authority, and the site being remediated in accordance with the approved revised remediation strategy.

Condition 23 (validation report) – Works have not been completed at the site, and no post-development validation report has been submitted. Therefore, no approval pursuant to condition 23 can be issued at this stage, and the condition must remain undischarged.

For the avoidance of doubt, please be advised that condition 23's requirements remain outstanding. You are advised to submit a new Discharge of Conditions application (seeking approval of details pursuant to condition 23) at a later stage, once remediation works have been completed.

Yours faithfully

Victor Grayson

Victor Grayson, Development Management Masterplanner
for Mathias Franklin, Head of Planning and Development